



## Report to the Auburn City Council

Action Item
Agenda Item No. <b>4</b>
City Manager's Approval

**To:** Mayor and City Council Members  
**From:** Lance E. Lowe, AICP, Associate Planner *KL*  
**Date:** September 24, 2012  
**Subject:** A Public Hearing to Consider the Planning Commission's Recommendation of an Ordinance amending the Auburn Municipal Code by adding Chapter 159.176 *et. seq.* to regulate Mobile Food Vending on Private Property.

### The Issue

Should the City Council adopt an ordinance amending the Auburn Municipal Code by adding Chapter 159.176 *et. seq.* to regulate Mobile Food Vending on private property?

### Recommended Motion (Approval)

Based upon the amended Planning Commission recommendation of approval, the Planning Commission's (2:1)(Ayes: Spokely & Young; Noes: Snyder; Absent: Worthington; Abstain: Vitas) vote; the public hearing discussion; and, additional analysis provided below, staff recommends that the City Council take the following actions:

- A. By Motion, introduce and hold a first reading, by title only, of an ordinance amending the Auburn Municipal Code by adding Chapter 159.176 *et. seq.* to regulate Mobile Food Vending on private property, which includes the following actions (**Exhibit A** – Ordinance No. 12-\_\_\_\_ with Attached Mobile Food Vending Ordinance, on private property, as Amended by the Planning Commission):
  1. Adoption of a Categorical Exemption prepared for the Mobile Food Vending Ordinance as the appropriate level of environmental review in accordance with Section 15311 (Accessory Structures) and Section 15304(e) (Minor Alterations to Land) of the CEQA Guidelines;
  2. Adoption of Findings of Fact for approval of the Mobile Food Vending Ordinance, as presented in the staff report; and
  3. Approval of the Mobile Food Vending Ordinance as presented in this staff report.
- B. Adopt a Resolution to establish a fee for the processing of a Use Permit (Class C) for Mobile Food Vendor Applications, as presented (**Exhibit B** – Resolution for adoption of Use Permit Fees for Mobile Food Vending).

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**Background**

On September 4, 2012, the Planning Commission held a duly noticed public hearing to make a recommendation on an Ordinance amending the Auburn Municipal Code by adding Chapter 159.176 *et. seq.* to regulate Mobile Food Vending on private property (**Attachment 1** – Planning Commission Staff Report dated September 4, 2012). After receiving public testimony and discussing: 1) Hours of Operation; 2) Paved vs. Non-paved Lots; 3) Prohibition in Old Town and Downtown Historic Districts; 4) Use of Vacant Lots; and, 5) Business Improvement District (BID) fees and Sales Tax, the Planning Commission made a motion recommending approval of the Mobile Food Vendor Ordinance, with amendments (**Attachment 2** – Planning Commission Minutes dated September 4, 2012).

**Project Description**

The Mobile Food Vender Ordinance (**Exhibit A**)(§159.176 *et. seq.*) adds new provisions to the Auburn Municipal Code thereby codifying regulations for Mobile Food Vendors, on private property. As drafted, the proposed ordinance amends the City of Auburn Municipal Code by adding the following salient section headings as further described in the Planning Commission Staff Report dated September 4, 2012 (**Attachment 1**): 1) Zoning and Prohibited Locations; 2) Permit and License Required; 3) Parking; 4) Sales and Vending Vehicles; and 5) Exceptions.

**Analysis**

A Planning Commission public hearing was held on September 4, 2012, for the Mobile Food Vending Ordinance, on private property. After receiving public testimony and discussion of the aforementioned topics note above, the Planning Commission made a motion recommending approval, as amended (Moved: Spokely; Seconded: Young; Ayes: Young & Spokely; Noes: Snyder; Absent: Worthington; Abstain: Vitas). A brief analysis of the discussion conducted at the Planning Commission is provided below:

**1. Hours of Operation:**

As drafted, the Mobile Food Vending Ordinance, on private property, specified that a Mobile Food Vendor may operate daily for up to 12 hours in each 24 hour period (Section 159.176.070).

Comments received at the Planning Commission public hearing questioned the mobility of Mobile Food Vender operations if they are permitted to set up at one location for up to 12 hours in each 24 hour period.

The Planning Commission agreed that Mobile Food Vendors should be mobile and that allowing such operations to locate at one location for up to 12 hours did not serve the intent of the ordinance. The Planning Commission also concluded that reducing the operational hours to 6 hours at any one location likewise did not meet the intent of being mobile. Conversely, the Planning Commission conceded that the current policy of 30 minutes at one location was not adequate time for Mobile Food Vendors to conduct business. Accordingly, the Planning Commission recommended that the ordinance be amended limiting the hours of operation, at any

one location, to a maximum of 2 hours (Ayes: Spokely & Young; Noes: Snyder; Absent: Worthington; Abstain: Vitas).

## **2. Paved vs. Non-paved Lots:**

As drafted, Mobile Vendors shall be an ancillary use (secondary use) of a site and the site shall be paved. The Planning Commission discussed whether it is appropriate to locate Mobile Food Vendors on paved vs. un-paved lots. The Planning Commission concluded, based upon health and safety (i.e. access, paved walking surfaces, sanitation, etc.) concerns that Mobile Food Vending operations should occur on paved lots (Section 159.176.060) (Ayes: Spokely & Young; Noes: Snyder; Absent: Worthington; Abstain: Vitas)

Note that in consultation with the Building Division, Mobile Food Vending Operations are not conducted in buildings and are therefore except from the California Building Code provisions for Accessibility.

## **3. Prohibition in Old town and Downtown Historic Districts:**

The draft Mobile Food Vending Ordinance states that with narrow streets, limited off street parking and crowded sidewalks, Mobile Food Vending facilities are not appropriate in the Old Town and Downtown Historic Districts of the City (Section 159.176.040(B)).

The Planning Commission discussed whether or not to prohibit Mobile Food Vendors in the Old Town and Downtown Historic Districts (**Attachment 3**). Based upon the Findings outlined in the Mobile Food Vending Ordinance (Section 159.176.010) and upon deliberation of the issue, a motion was made to prohibit Mobile Food Vending in Old Town and Downtown (Ayes: Spokely & Young/Noes: Snyder; Absent: Worthington; Abstain: Vitas).

## **4. Use of Vacant Lots:**

As drafted, Mobile Food Vendors shall constitute an ancillary (secondary) use of property and shall not be located on vacant property (Section 159.176.040(C)). Upon deliberation on whether or not to permit Mobile Food Vending on vacant property, a motion was made to allow Mobile Food Vending to operate on vacant lots, provided the Sales and Vehicle standards in Section 159.176.070 have been met (Ayes: Spokely, Young & Snyder; Absent: Worthington; Abstain: Vitas).

## **5. Business Improvement District (BID) fees & Sales Tax:**

The Planning Commission directed staff to provide information to the City Council on Business Improvement District (BID) fees and sales tax relating to Mobile Food Vending.

*Business Improvement District (BID) fees* – In consultation with the Finance Department, mobile businesses, (i.e. windshield repair, mobile mechanics, etc.) including Mobile Food Vendors are exempt from the Business Improvement District (BID) fees. However, a City of Auburn Business License is required.

*Sales Tax* – The Planning Commission questioned how sales taxes were collected on non-fixed point of sales operations such as Mobile Food Vendors.

Mobile Food Vendors are required to obtain a Sellers Permit from the State Board of Equalization (SBE). The Sellers Permit contains a State Board of Equalization Number where by the vendor can be tracked by the SBE.

Additionally, a Use Tax is applied to businesses that do not include a “point of sale” transaction. A pooling system was devised for non-point of sale transaction to distribute the local share of revenues to jurisdictions. It is also used to distribute any sales tax that cannot be easily tied to a permanent place of sale. Under the pool concept, the tax is first coded to the county of use and then distributed to each jurisdiction in that county on a pro-rata share of taxable sales.

A local jurisdiction’s total sales and use tax revenues have traditionally been through the pools, with contributions coming from: Catering trucks, itinerant vendors, vending machine operators and other permit holders who are unable to readily tie transactions to specific jurisdictions.

#### **Mobile Food Vendor Fee Schedule Update:**

The draft Mobile Food Vending Ordinance contains provisions requiring a Use Permit that will require additional services to process. Currently, there is no Use Permit line item in the fee schedule for Mobile Food Vendors. However, the fees for processing of the Use Permit for Mobile Food Vendors should be the same fees established for “Temporary Uses/Outdoor Events” as the time to process the Use Permit is essentially the same. Note the fees for processing a Use Permit for Mobile Food Vendors are the lowest Use Permit processing fees (Type C).

Accordingly, Fees for processing of the Use Permit would \$415.00 with an at cost environmental review fee. If determined to be Categorically Exempted from CEQA, a minimum environmental review fee of \$66.00 would be charged for a total minimum processing fee of \$481.00.

Upon approval of a Use Permit by the Planning Commission, a City of Auburn business license is also required to be obtained prior to commencing with vending operations. The business license is routed to Placer County Environmental Health, City of Auburn Police, Fire, Public Works, and Planning for final approval(s).

Should the Council adopt the draft Mobile Food Vending Ordinance as presented, then staff further recommends that the Council concurrently adopt the attached Resolution Adopting an updated Use Permit processing Fee Schedule for Mobile Food Vendors.

#### **Alternatives Available to Council; Implications of Alternatives**

Upon receiving public testimony, the City Council may choose the following alternatives:

- A. Introduce and hold first reading of the Mobile Food Vending Ordinance and adopt Resolution for updated fee schedule as presented; or,

- B. Introduce and hold first reading of the Mobile Food Vending Ordinance and adopt Resolution for updated fee schedule, as amended by the City Council; or,
- C. Provide further direction to staff.

**Environmental Determination:**

The Auburn Community Development Department reviewed this project for compliance with the California Environmental Quality Act (CEQA) and found it to be Categorical Exempt per Section 15311 (Accessory Structures) and Section 15304(e) (Minor Alterations to Land) of the CEQA Guidelines.

**Fiscal Impacts**

There are anticipated additional costs associated with staff time to implement a new Mobile Food Vending Ordinance; however, the proposed ordinance and fee schedule provide for the collection of fees from perspective applicants. It is anticipated that the additional costs will partially be recovered, based upon the updated fee schedule.

The staff costs incurred for the preparation of the draft ordinance, in consultation with the City Attorney, has been budgeted.

**Additional Information**

Please see the following attachments for more details:

**ATTACHMENTS –**

1. Planning Commission Staff Report dated September 4, 2012
2. Planning Commission Minutes dated September 4, 2012
3. Old Town and Down Town Historic Design Review District Map
4. Petition in Support of Maria's Tacos

**EXHIBITS–**

- Exhibit A –** Ordinance No. 12-\_\_\_\_ An Ordinance Amending the Auburn Municipal Code with Attached Mobile Food Vending Ordinance, on private property, as Amended by the Planning Commission
- Exhibit B –** Resolution for adoption of Use Permit Fees for Mobile Food Vending



# ATTACHMENTS



## CITY OF AUBURN

Planning Commission – Staff Report

Meeting Date: September 4, 2012

Prepared by: Lance E. Lowe, AICP, Associate Planner

## ATTACHMENT 1

ITEM NO.  
IV-B

**ITEM IV-B: CONTINUED PUBLIC HEARING – AN ORDINANCE AMENDING THE AUBURN MUNICIPAL CODE TO REGULATE MOBILE FOOD VENDING ON PRIVATE PROPERTY – ADMIN. FILE 301.3(z).**

**REQUEST:** Planning Commission recommendation to the Auburn City Council on an ordinance amending the Auburn Municipal Code by adding Section 159.176 *et. seq.* to regulate Mobile Food Vending on private property.

**RECOMMENDED MOTION:**

That the Planning Commission recommend that the City Council take the following action:

- A. Adopt Resolution 12-9 (**Attachment 1**) recommending that the Auburn City Council adopt the Mobile Food Vending Ordinance, amending the Auburn Municipal Code by adding Section 159.176 *et. seq.* to regulate Mobile Food Vending on private property, which includes the following actions:
1. Adoption of a Categorical Exemption prepared for the Mobile Food Vending Ordinance as the appropriate level of environmental review in accordance with Section 15311 (Accessory Structures) and Section 15304(e) (Minor Alterations to Land) of the California Environmental Quality Act (CEQA) Guidelines;
  2. Adoption of Findings of Fact for approval of the Mobile Food Vending Ordinance, as presented in the Staff Report; and,
  3. Approval of the Mobile Food Vending Ordinance as presented in this Staff Report.

**BACKGROUND:**

During the last several years, the Community Development Department has had multiple inquiries regarding the establishment and operation of Mobile Food Vendors, on private property, within the City. In review of the Auburn Municipal Code, with the exception of a Use Permit requirement pursuant to Section 159.033 (B)(11) for “outdoor vending and/or temporary sales not conducted within a building”, there are no specific provisions for the regulation of Mobile Food Vendors, on private property.

Further, in consultation with the City Attorney and a brief survey of other jurisdictions, increased interest in establishing Mobile Food Vending facilities is occurring, considering the relative cost of establishing such a business vs. a fixed location establishment.

To date, two Mobile Food Vendor business licenses have been approved; a business license for *Americano Fine Foods Mobile Food Truck* and a business license for *Maria's Tacos*. The business license for *Americano Fine Foods Mobile Food Truck* expired in 2012. *Maria's Tacos* business license is valid through 2014. Specific Conditions have been imposed on each of the issued business license approvals to ensure that the Mobile Food Vendors remain mobile (i.e. the food truck may not locate at any one site for more than thirty (30) minutes).

In lieu of imposing conditions of approval for individual business licenses, staff believed it prudent to codify regulations for Mobile Food Vendors, on private property, considering recent inquiries; lack of codified operational standards; and, anticipated future Mobile Food Vending establishments.

## **PROJECT DESCRIPTION:**

The Mobile Food Vendor Ordinance (**Exhibit A of Attachment 1**)(§159.176 *et. seq.*) provides new provisions to the Auburn Municipal Code thereby codifying regulations for Mobile Food Vendors, on private property. As drafted, the proposed ordinance amends the City of Auburn Municipal Code by adding the following salient section headings as further described below: 1) Findings; 2) Zoning and Prohibited Locations; 3) Permit and License Required; 4) Parking; 5) Sales and Vending Vehicles; and 6) Exception.

### **1. Section 159.176.010 Findings:**

The Findings Section provides the basis and rationale for adopting the Mobile Food Vendor Ordinance. Specifically, considering the lack of codified regulation currently, the proposed ordinance aims to provide operational regulations for Mobile Food Vendors to address potential public health, safety and welfare issues resulting from such facilities.

### **2. Section 159.176.040 Zoning and Prohibited Locations:**

With the exception of the Historic Design Review District, as defined in Section 159.493 of the Auburn Municipal Code, Mobile Food Vendors may locate in all of the following commercial and industrial zoning districts provided such facilities are not located on vacant property and are an ancillary (secondary) use of the site:

1. Neighborhood Commercial (C-1);
2. Central Business (C-2);
3. Regional Commercial (C-3);
4. Office Building (OB);
5. Industrial Park (M-1);
6. Industrial (M-2);
7. Light Manufacturing (M-L); and,
8. Airport Industrial (AI-DC).



**3. Section 159.176.050 Permit and License Required:**

In the above noted zones, a Use Permit is required to be approved by the Planning Commission prior to commencing with Mobile vending operations. Consultation with Placer County Environmental Health, City of Auburn Police, Fire, and Public Works will occur during the processing of the Use Permit.

Fees for processing of the Use Permit are \$415.00 with an at cost environmental review fee. If determined to be Categorically Exempted from CEQA, a minimum environmental review fee of \$66.00 would be charged for a total minimum processing fee of \$481.00. Note, the fees for processing of the Use Permit for Mobile Food Vendors are the same fees established for "Temporary Uses/Outdoor Events" as the time to process the Use Permit is the essentially same.

Upon approval of a Use Permit by the Planning Commission, a City of Auburn business license is also required to be obtained prior to commencing with vending operations. The business license is routed to Placer County Environmental Health, City of Auburn Police, Fire, Public Works, and Planning for final approval(s).

**4. Section 159.176.060 Parking:**

The draft ordinance contains two provisions relating to parking:

- 1) A vending vehicle may not park for purposes of vending operations in such a way as to interfere with required parking for existing uses on the site; and,
- 2) The area serving the mobile food vending operations shall be paved.

**5. Section 159.176.070 Sales and Vending Vehicles:**

Nine (9) operational provisions are proposed for Sales and Vending Vehicles. Such provisions will be imposed via the discretionary Use Permit approval process as standardized conditions of approval. Site specific conditions of approval may also apply taking into consideration the context of the Mobile Food Vending site and surrounds.

- A. Vending Vehicles must come to a complete stop and be lawfully parked prior to commencing with vending operations;
- B. The vending vehicle, signage, tables and any other objects that are used for vending operations may not be placed so as to interfere with or obstruct access to the site for vehicles or pedestrians;
- C. A mobile food vendor shall not serve customers adjacent to a public sidewalk under circumstances where the vendor, his equipment, and his customers obstruct passage of the public sidewalk, paths, stairs, walkways, or doorways for all users, including those with mobility disabilities;
- D. No signs may be placed on the sidewalk, street, parking spaces, or public right of way;
- E. Mobile food merchants operating a vending vehicle must provide or have garbage receptacles readily available for immediate use by customers of the vending vehicle;

- F. Mobile food merchants operating a vending vehicle must pick up, remove and dispose of all garbage, refuse or litter consisting of foodstuffs, wrappers, and/or materials at one time dispensed from the vending vehicle, and any residue deposited on the street from the operation thereof and shall otherwise maintain in a clean and debris-free condition the entire area where mobile food vending is occurring;
- G. A vending vehicle must be parked so as to comply with the Health & Safety Code;
- H. A vending vehicle shall be fully self contained including, but not limited to: mechanical holding units, gas or electric cooking equipment, water tank and hand sinks; and,
- I. Mobile food vendors may operate daily for up to 12 hours in each 24 hour period.

**6. Section 159.176.090 Exception:**

Certain exceptions to the Mobile Food Vending provisions apply for various Sections of the Auburn Municipal Code including: parades, marches, assemblages, or outdoor festivals, pursuant to Chapters 91 and Chapters 92 respectively, provided the following occur:

- A. The vending vehicle is parked no longer than the duration of the special event to conduct its business; and,
- B. A City of Auburn Business License has been obtained prior to operation.

**ANALYSIS:**

The proposed Mobile Food Vendor provisions codify operational standards necessary to assure that such facilities are situated appropriately with minimal impacts to surrounding properties and adhere with the minimum standards for the health, safety and welfare.

To this end and in an effort to preserve the historical integrity of the Old Town and Downtown Historic Districts, Mobile Food Vendors would be precluded from operating in either of the City's Historic Districts due to narrow streets, limited one-street parking and crowded sidewalks. With the exception of the Historic Districts, Mobile Food Vendors, upon approval of a Use Permit by the Planning Commission, may locate in all of the commercial and industrial zones of the City, including, but not limited to the areas of: Highway 49, Nevada Street, Borland Avenue, Lincoln Way, Auburn Folsom Road, etc.

As noted, to date one business license remains in effect for *Maria's Tacos* (licensed through 2014). In consultation with the City Attorney, *Marias's Tacos* will be required to comply with the new Mobile Food Vending provisions should the City Council adopt the ordinance. That is, Maria's Tacos will be required to submit an application for a Use Permit to be reviewed and approved by the Planning Commission, in compliance with the Mobile Food Vending Ordinance, as adopted.

The Mobile Food Vending Ordinance is tentatively scheduled for the City Council hearing on September 24, 2012. Should the City Council adopt the draft ordinance as presented on September 24, 2012, the Mobile Food Vending Ordinance will be effective November 8, 2012. Accordingly, Maria's Tacos has been consulted and notified of the City's new Mobile Food Vending provisions and public hearing(s) scheduled.

General Plan Consistency –

Where applicable, Land Use, Economic, and Historic goals noted below are consistent with the proposed Mobile Food Vendor Ordinance.

- Land Use Goal 1: Guide development in a pattern that will minimize land use conflicts between land users.
- Economic Goal 1: Provide a land development pattern, planning process, and regulatory atmosphere conducive to maintaining and increasing employment opportunities for City residents and fostering new economic development.
- Historic Goal 1: Preserve all historical sites and enhance the character of the historic districts.

**ENVIRONMENTAL DETERMINATION:**

The Auburn Community Development Department reviewed this project for compliance with the California Environmental Quality Act (CEQA) and found it to be Categorically Exempt from the provisions of CEQA per Section 15311 (Accessory Structures) and Section 15304(e) (Minor Alterations to Land) of the CEQA Guidelines.

**ATTACHMENT:**

1. Planning Commission Resolution 12-9 with attached Draft Mobile Food Vending Ordinance 12-\_\_\_\_\_

# ATTACHMENT



## PLANNING COMMISSION RESOLUTION NO. 12-9

**A RESOLUTION OF THE CITY OF AUBURN PLANNING COMMISSION  
RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE  
AMENDING THE AUBURN MUNICIPAL CODE TO REGULATE MOBILE FOOD  
VENDING ON PRIVATE PROPERTY (ADMIN FILE# 301.3(z))**

**Section 1.** The City of Auburn Planning Commission held a public hearing at its regular meeting of September 4, 2012 to consider a recommendation to the City Council to adopt an ordinance to regulate Mobile Food Vending, on private property.

**Section 2.** The City of Auburn Planning Commission has considered all of the evidence submitted into the administrative record which includes, but is not limited to:

1. Agenda report prepared by the Community Development Department for the September 4, 2012, meeting.
2. The draft text amendment of various sections of the Auburn Municipal Code.
3. Staff presentation at the public hearing held on September 4, 2012.
4. Public comments, both written and oral, received and/or submitted at or prior to the public hearing.
5. All related documents received and/or submitted at or prior to the public hearing.
6. The City of Auburn General Plan, Zoning Ordinance, and all other applicable regulations and codes.

**Section 3.** In view of all of the foregoing evidence, the City of Auburn Planning Commission recommends the following:

1. The Auburn Community Development Department reviewed this project for compliance with the California Environmental Quality Act (CEQA) and found it to be Categorically Exempt from the provisions of CEQA per Section 15311 (Accessory Structures) and Section 15304(e) (Minor Alteration to Land) of the CEQA Guidelines.
2. The adoption of the Mobile Food Vending Ordinance is consistent with the goals, objectives and policies of the City's General Plan; and,
3. The adoption of the Mobile Food Vending Ordinance is the minimum necessary to protect the health, safety and general welfare.

**Section 4.** In view of all of the evidence and based on the foregoing findings and conclusions, the City of Auburn Planning Commission hereby recommends adoption of a Categorical Exemption in accordance with Section 15311 (Accessory Structures) and Section 15304(e) (Minor Alterations to Land) of the California Environmental Quality Act (CEQA) and Guidelines.

**Section 5.** In view of all of the evidence and based on the foregoing findings and conclusions, the City of Auburn Planning Commission hereby recommends that the City Council approval the Entitlement Extension Ordinance attached herewith as *Exhibit A*.

**Section 6.** In view of all the evidence and based on the foregoing findings and conclusions, the City of Auburn Planning Commission, upon motion by Commissioner \_\_\_\_\_ and seconded by Commissioner \_\_\_\_\_ hereby recommends adoption of the Categorical Exemption and recommends that the City Council adopt the Mobile Food Vending Ordinance carried by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

**PASSED AND RECOMMENDED** this 4th<sup>st</sup> day of September, 2012.

\_\_\_\_\_  
Chairman, Planning Commission  
of the City of Auburn, California

ATTEST: \_\_\_\_\_  
Community Development Department

**Chapter 159.176****MOBILE FOOD VENDORS**

- Section 159.176.010 Findings.**
- Section 159.176.020 Reserved.**
- Section 159.176.030 Definitions.**
- Section 159.176.040 Zoning and Prohibited Locations.**
- Section 159.176.050 Permit and License Required.**
- Section 159.176.060 Parking.**
- Section 159.176.070 Sales from Vending Vehicles.**
- Section 159.176.080 Reserved.**
- Section 159.176.090 Exception.**
- Section 159.176.100 Severability.**

**Section 159.176.010 Findings.**

The City Council finds as follows:

- A. Mobile food vending has the potential to pose special dangers to the public health, safety and welfare of residents of the City that are not posed by restaurants or food vending from a permanent fixed location.
- B. Mobile food vendors who fail to park their vending vehicles correctly may block access to property by the public, or interfere with the regular flow of traffic. Improper parking may also interfere with emergency response personnel or other necessary public services.
- C. Mobile food vendors use public spaces to serve food, and patrons typically consume that food in the same public space. Food from a mobile food vendor is usually served along with paper or plastic wrappings, utensils, napkins, and other associated implements that must be disposed of in the area of the vendor. Improperly discarded food and rubbish can pose a threat to public health by attracting vermin, and litter can create a hazard to drivers and pedestrians alike.
- D. Mobile food vendors pose additional health and safety hazards compared to restaurants in a permanent fixed location because vending vehicles are not generally equipped with restrooms or hand-washing facilities. Food handling, preparation, and consumption can spread pathogens and disease when hand-washing facilities are not available to employees and patrons of food service businesses. When a restroom is not readily accessible to employees and patrons of a mobile food vendor, those individuals are more likely to urinate in inappropriate outdoor spaces, creating a serious health and safety hazard.
- E. Narrow streets, limited on-street parking, crowded sidewalks, and the related safety hazards identified above are all especially severe in the Historic Design Review District of Auburn. Allowing mobile food vendors in those areas of the

City would pose an unacceptable threat to public health and safety, and would additionally be detrimental to the density, aesthetic, and cultural concerns of the City as described in Title XV of this Code.

- F. The City has an important and substantial public interest in providing regulations to prevent safety, traffic, and health hazards, as well as to preserve the peace, safety, and welfare of the community.

**Section 159.176.020 Reserved.**

**Section 159.176.030 Definitions.**

For the purposes of this chapter, the following phrases shall have the meaning respectively ascribed to them by this section:

- A. "Food" or "foodstuff" means and refer to any substance as defined by Section 113781 of the California Health and Safety Code, defined as a raw, cooked, or processed edible substance, ice, beverage, an ingredient used or intended for use or for sale in whole or in part for human consumption, and chewing gum.
- B. "Food preparation" means and refers to packaging, processing, assembling, portioning, or any operation that changes the form, flavor, or consistency of food, but does not include trimming of produce, as set forth by Section 113791 of the California Health and Safety Code.
- C. "Mobile food merchant" means and refers to any individual that operates or assists in the operation of a vending vehicle in the sale, display, solicitation or offer for sale, barter, exchange, gift or otherwise of foodstuffs from a vending vehicle.
- D. "Mobile food vending" means and refers to the sale, display, solicitation or offer for sale, barter, exchange, gift or otherwise, of foodstuffs from any vending vehicle.
- E. "Vending operations" means and refers to the sale, display, solicitation, offer for sale, barter, exchange, gift or otherwise of foodstuffs from a vending vehicle.
- F. "Vending vehicle" means and refers to any self-propelled, motorized device by which any person or property may be propelled or moved upon a highway, excepting a device moved exclusively by human power, or which may be drawn or towed by a self-propelled, motorized vehicle, or used exclusively upon stationary rails or tracks, from which foodstuffs are sold, displayed, solicited or offered for sale, bartered, exchanged, given or otherwise.

**Section 159.176.040 Zoning and Prohibited Locations.**

- A. Mobile food vendors may be located on property with the following zoning designations:
  - 1. Neighborhood Commercial (C-1)



2. Central Business (C-2)
  3. Regional Commercial (C-3)
  4. Office Building (OB)
  5. Industrial Park (M-1)
  6. Industrial (M-2)
  7. Light Manufacturing (M-L)
  8. Airport Industrial (AI-DC)
- B. Notwithstanding paragraph A of this section, no mobile food vending vehicle may operate in the Historic Design Review District as described in section 159.493 of this Code.
  - C. Mobile food vending operations may not be located on vacant property and shall be an ancillary use of a site.

**Section 159.176.050 Permit and License Required.**

- A. **Use Permit.** A mobile food merchant must obtain a use permit prior to commencing vending operations.
- B. **Business License.** A mobile food merchant must obtain a business license prior to commencing vending operations.
- C. **Display.** All vending vehicles shall have displayed in a conspicuous place any permits required by this ordinance, or any other applicable law.

**Section 159.176.060 Parking.**

- A. A vending vehicle may not park for purposes of vending operations in such a way as to interfere with required parking for existing uses on the site.
- B. The area serving the mobile food vending operations shall be paved.

**Section 159.176.070 Sales from Vending Vehicles.**

- A. Vending vehicles must be brought to a complete stop and be lawfully parked prior to initiating vending operations.
- B. The vending vehicle, signage, tables, and any other objects that are used for vending operations may not be placed so as to interfere with or obstruct access to the site for vehicles or pedestrians. The vehicle and all equipment associated with vending operations shall be positioned in such a way as to ensure safe ingress and egress of patrons and other members of the public to the site.
- C. A mobile food vendor shall not serve customers adjacent to a public sidewalk under circumstances where the vendor, his equipment, and his customers obstruct passage of the public sidewalk, paths, stairs, walkways, or doorways for all users, including those with mobility disabilities.
- D. No signs may be placed in the sidewalk, street, parking spaces, or public right of way.

- E. Mobile food merchants operating a vending vehicle must provide or have garbage receptacles readily available for immediate use by customers of the vending vehicle.
- F. Mobile food merchants operating a vending vehicle must pick up, remove and dispose of all garbage, refuse or litter consisting of foodstuffs, wrappers, and/or materials at one time dispensed from the vending vehicle, and any residue deposited on the street from the operation thereof, and shall otherwise maintain in a clean and debris-free condition the entire area where mobile food vending is occurring.
- G. A vending vehicle must be parked so as to comply with Health & Safety Code section 114315.
- H. A vending vehicle shall be fully self contained including, but not limited to: mechanical holding units, gas or electric cooking equipment, water tank and hand sinks.
- I. Mobile food vendors may operate daily for up to 12 hours in each 24 hour period.

**Section 159.176.080 Reserved.**

**Section 159.176.090 Exception.**

Any mobile food merchant identified in an application for parades, marches, and assemblages or outdoor festivals, submitted pursuant to Chapter 91 and Chapter 92 respectively of this Code or any other City sponsored or approved event shall be exempt from the requirements of this Chapter pertaining to mobile food vending, provided that all of the following conditions are met:

- A. The vending vehicle is parked no longer than the duration of the special event to conduct its business; and
- B. The vending vehicle is parked so as to comply with Health & Safety Code section 114315.
- C. A City of Auburn Business License has been obtained prior to operation.

**Section 159.176.100 Severability.**

If any section, sentence, clause, phrase, or portion of this Ordinance is for any reason held to be invalid or unenforceable by a court of competent jurisdiction, the remaining sections, sentences, clauses, phrases, or portions of this Ordinance shall nonetheless remain in full force and effect. The City Council of the City of Auburn hereby declares that it would have adopted each section, sentence, clause, phrase, or portion of this Ordinance, irrespective of the fact that any one or more sections, sentences, clauses, phrases, or portions of this Section be declared invalid or unenforceable and, to that end, the provisions of this Section are severable.

**MINUTES OF THE  
AUBURN CITY PLANNING COMMISSION MEETING  
September 4, 2012**

The regular session of the Auburn City Planning Commission was called to order on September 4, 2012, at 6:00 p.m. by Chair Spokely in the Council Chambers, 1225 Lincoln Way, Auburn, California.

**COMMISSIONERS PRESENT:** Snyder, Young, Vitas & Spokely

**COMMISSIONERS ABSENT:** Worthington

**STAFF PRESENT:** Will Wong, Community Development Director  
Lance E. Lowe, AICP, Associate Planner

**I. CALL TO ORDER**

**II. APPROVAL OF MINUTES**

None

**III. PUBLIC COMMENT**

None

Commissioner Vitas recused himself from both of the Planning Commission Public Hearing items and left the room due to his business dealings with both the applicants.

**IV. PUBLIC HEARING**

- A. VARIANCE PERMIT – 200 AUBURN FOLSOM ROAD (COURTVIEW OFFICE VARIANCE) – FILE VA 12-04 & HDR 12-11.** The applicant requests approval of a Variance to allow a second freestanding sign lieu of one freestanding sign.

Director Wong provided the Planning Commission with an overview of the proposed Sign Variance and staff's recommendation of approval.

Chairman Spokely asked about the sight visibility along Auburn Folsom Road and sign materials proposed.

Director Wong replied that the sign will be setback from the street and will not present a visibility issue along Auburn Folsom Road and called out the sign materials.

Chairman Spokely opened the Public Hearing.

Michael Murphy of 180 Agard Street addressed the Commission.

Mr. Murphy noted that considering the number of tenants in the commercial complex, additional signage is necessary.

Mr. Murphy wanted clarification of the conditions of approval.

Director Wong noted that a minor amendment needs to be made to state that the permit needs to be effectuated or request an extension.

Ruth Harden resident of Sapphire Drive addressed the Commission and asked why the monument sign is on the left side of the entrance. Ms. Harden believed a better location was on the other side of the driveway.

Mr. Murphy addressed the location question posed by Ms. Harden.

Chairman Spokely closed the public hearing.

Commissioner Snyder **MOVED** to adopt Planning Commission **Resolution 12-11** for the Courtview Office freestanding sign variance (Files # VA 12-04) as presented.

Commissioner Spokely **SECONDED** the motion.

AYES:	Snyder, Young, Spokely
NOES:	None
ABSTAIN:	Vitas
ABSENT:	Worthington

The motion was **APPROVED**.

- B. CONTINUED PUBLIC HEARING - RECOMMENDATION OF AN ORDINANCE ENTITLED MOBILE FOOD VENDORS - AN ORDINANCE AMENDING THE AUBURN MUNICIPAL CODE TO REGULATE MOBILE FOOD VENDING ON PRIVATE PROPERTY - ADMIN. FILE 301.3(z).** Planning Commission recommendation to the Auburn City Council on an ordinance amending the Auburn Municipal Code by adding Section 159.176 *et. seq.* to regulate Mobile Food Vending on private property.

Planner Lowe presented an overview of the Mobile Food Vending Ordinance for Planning Commission consideration. Planner Lowe described the specific provisions of the draft ordinance including, but not limited to, where Mobile Food Vendors may locate, siting requirements and Use Permit Fees.

Commissioner Snyder asked about special events and whether or not Mobile Vendors could just show up at special events?

Director Wong replied that the Mobile Vendor would have to get permission from the organization putting on the special event and would need to obtain a business license as part of the organized event.

Chairman Spokely asked if a Mobile Food Vendor can locate on a public parking lot and sell goods?

Planner Lowe replied that Mobile Vendors could park in a private parking lot, as an ancillary use, with the owner's permission and sell goods.

Commissioner Young wanted clarification regarding organized events vs. non-organized events.

Planner Lowe replied that this ordinance would be for Mobile Food Vendors on private property.

Director Wong clarified that the Planning Commission's purview was for private property solely. The City Council will also be considering a Mobile Food Vending Ordinance for the public right of way.

Commissioner Young noted that as drafted, Mobile Food Vendors would be prohibited in the Historic Old Town and Downtown Districts.

Chairman Spokely asked about the duration that a Mobile Food Vendor may operate.

Planner Lowe noted that as drafted, Mobile Food Vendors may operate up to 12 hours with approval of a Use Permit.

Chairman Spokely asked if the business organizations were notified?

Planner Lowe replied that the business organizations were notified via correspondence in which staff provided an overview of the ordinance.

Chairman Spokely asked how sales receipts were collected?

Chairman Spokely opened the public hearing.

Heather Willis resident of Granite Bay addressed the commission.

Ms. Willis noted that she owns one of the businesses where Maria's Tacos parks.

Ms. Willis noted that a lot of businesses were not notified that this meeting was occurring. Ms. Willis presented the commission with a petition with ±60 signatures supporting Maria's Tacos.

Ms. Willis noted that Auburn has some wonderful restaurants but there is a need for both Mobile Food Vendors and restaurants.

Chairman Spokely asked about the existing site where Maria's is located. Would it be allowed as the ordinance is drafted?

Planner Lowe noted that the site is in the Downtown Historic District and Mobile Food Vendors would be prohibited from the Old Town and Downtown Historic Districts.

Commissioner Young asked about the lot requirements.

Planner Lowe noted that the use would have to be a secondary use of the site and the site would have to be paved.

Commissioner Snyder asked about the prohibition in the Historic Districts.

Planner Lowe noted that due narrow streets, crowded sidewalks, and the related safety hazards identified in the ordinance the Historic Districts are prohibited.

Planner Lowe noted that Mobile Food Vendors could locate on Highway 49, Auburn Folsom Road, Nevada Street and the Airport properties.

John Dunlap of 10905 Sunrise Ridge Circle noted that he served for 6 years as the CEO of the California Restaurants Association.

Mr. Dunlap noted that there are 62,000 restaurants in California and 10 percent of the workforce derive their income from the restaurant industry.

Mr. Dunlap stated that the draft Mobile Food Vending Ordinance was a good template to start with except the prohibition of these operations in Old Town and Downtown. Mr. Dunlap noted that he agrees with the safety and sanitary components of the ordinance.

Mr. Dunlap stated that he does not believe that Mobile Food Vendors have the same clientele as "Brick and Mortar" businesses and are not a threat to the Brick and Mortar businesses.

Mr. Dunlap believes that the ordinance should be as permissive as possible provided that health and safety issues are addressed.

Mr. Dunlap noted that the Commission should not buy the argument that Mobile Food Vendors will negatively impact the Brick and Mortar Businesses.

Commissioner Snyder asked how Mr. Dunlap heard about tonight meeting?

Mr. Dunlap replied that his daughter graduated from culinary school and was thinking about establishing a Mobile Food Truck business.

Jim of Canyon Court Auburn, addressed the Commission. Jim noted that the Mobile Food Truck operating in Downtown should be improved. Jim noted that it's an older truck that needs new paint, maintenance, etc.

Bill Prior Sr., owner of the property where Maria's is parking, addressed the Commission. A building was recently demolished on the site and Maria's occupies the gravel and blacktop site during the day.

Mr. Prior noted that he gets a number of inquiries each week from brick and mortar businesses and eventually a building will be constructed on the property. Until such time Mr. Prior notes that he has allowed Maria's Food Truck to locate on a month to month basis.

Chairman Spokely asked Mr. Prior if he is ok with the ordinance as drafted.

Mr. Prior replied that he is not in favor of the ordinance because it prohibits locating in Old Town and Downtown.

Mr. Prior noted that the City needs to help every business opportunity in Downtown.

Ruth Harden of Sapphire Drive Auburn asked for clarification about the timeframes and prohibitions of the ordinance.

Chairman Spokely clarified the hours of operation and prohibition of the ordinance.

Director Wong noted that the 30 minute limitation was imposed on the business licenses that have been approved. The new ordinance would supersede the 30 minute limitation via the Use Permit requirement.

Mr. Dion Isicson, owner of Depot Bay addressed the Commission. Mr. Isicson noted that we are not just talking about 1 food truck but the possibility of multiple food trucks operating in the Old Town and Downtown areas. Mr. Isicson noted that he took issue with a Mobile Food Vender not incurring the same costs such as Business Improvement fees, utility costs, etc. locating 50 feet from his business. Mr. Isicson noted that brick and mortar businesses incur costs that mobile vendors do not.

Mr. Isicson noted that the City of Sacramento has been fighting this battle for a number of years.

Chairman Spokely asked if Mr. Isicson would like more regulation?

Mr. Isicson replied not necessarily and noted that 30 minutes is not enough time to operate but on the other hand 12 hours is not mobile.

Mr. Isicson also noted that health and safety issues need to be looked at and should be provided by the Mobile Food Vendor.

Mr. Isicson also had concerns about the number of Mobile Food Vendors located on one property. If they are allowed on vacant property, several Mobile Food Vendors could locate on a one property resulting in a Mobile Food Court.

Gary Moffat, of 230 Forest Hill Avenue addressed the Commission.

Mr. Moffat noted that Mr. Dunlap had an interest in the Mobile Food Vending Ordinance considering that his daughter was contemplating a Mobile Food Vending Operation.

Mr. Moffat noted that brick and mortar business incur several expenses to keep their doors open on a monthly basis that Mobile Food Vendors do not.

Mr. Moffat noted that when you allow a Mobile Food Vendor to operate 12 hours at one location, it no longer becomes mobile.

Mr. Moffat noted that the original concept of Mobile Food Vendors was great. Mobile Food Vendors initially were to serve remote underserved areas where there is no food service available. Areas like the industrial and commercial areas on Borland Avenue and Nevada Street and the Airport is where Mobile Food Vendors are appropriate. However, bringing food trucks into areas already served by existing brick and mortar restaurants is not good business.

Mr. Moffat noted that he has no objection to Mobile Food Vendors; however, the prohibition in Old Town and Downtown should remain in the ordinance.

Chairman Spokely closed the public hearing.

The Planning Commission discussed and considered the following components of the Ordinance:

*Hours of operation* – The Planning Commission discussed hours of operation that should be imposed on Mobile Food Vendors. It was noted that the current policy of 30 minutes was not long enough but allowing Mobile Food Vending to operate at one location 12 hours per day is not mobile. Chairman Spokely recommended that 2 hours seemed to be a reasonable timeframe (Ayes: Spokely & Young/Noes: Snyder).

*Paved vs. Un-paved lots* – Discussion on whether or not Mobile Food Vending should occur on paved vs. un-paved lots was considered. The Planning Commission



noted that it was reasonable to require Mobile Food Vendors to operate on paved lots (Ayes: Spokely & Young/Noes: Snyder).

*Prohibition in the Old Town and Downtown Districts* – The Planning Commission considered the prohibition in the Old Town and Downtown Districts and other areas where Mobile Vendor could locate. Due to the reasons stated in the staff report, the a motion was made by Commissioner Spokely that the Historic Districts should be prohibited (Ayes: Spokely & Young/Noes: Snyder)

*Vacant Lots* – It was agreed by the Planning Commission that vacant lots should be allowed provided they were paved (Ayes: Spokely, Young & Snyder)

*Sales Tax & Business Improvement District (BID) fees* – The Planning Commission directed staff to provide information on how sales tax revenues are paid for mobile food vendors and whether or not Mobile Food Vendors pay Business Improvement District (BID) fees (Spokely, Young & Snyder).

Commissioner Spokely **MOVED** Adopt Resolution 12-9 recommending that the Auburn City Council adopt the Mobile Food Vending Ordinance, as amended by the Planning Commission, amending the Auburn Municipal Code by adding Section 159.176 *et. seq.* to regulate Mobile Food Vending on private property.

Commissioner Young **SECONDED** the motion.

AYES:	Young & Spokely
NOES:	Snyder
ABSTAIN:	Vitas
ABSENT:	Worthington

## V. COMMUNITY DEVELOPMENT DEPARTMENT FOLLOW-UP REPORTS

- A. City Council Meetings  
None
- B. Future Planning Commission Meetings
- C. Reports  
None

## VI. PLANNING COMMISSION REPORTS

The purpose of these reports is to provide a forum for Planning Commissioners to bring forth their own ideas to the Commission. No decisions are to be made on these issues. If a Commissioner would like formal action on any of these discussed items, it will be placed on a future Commission agenda.

None

**VII. FUTURE PLANNING COMMISSION AGENDA ITEMS**

Planning Commissioners will discuss and agree on items and/or projects to be placed on future Commission agendas for the purpose of updating the Commission on the progress of items and/or projects.

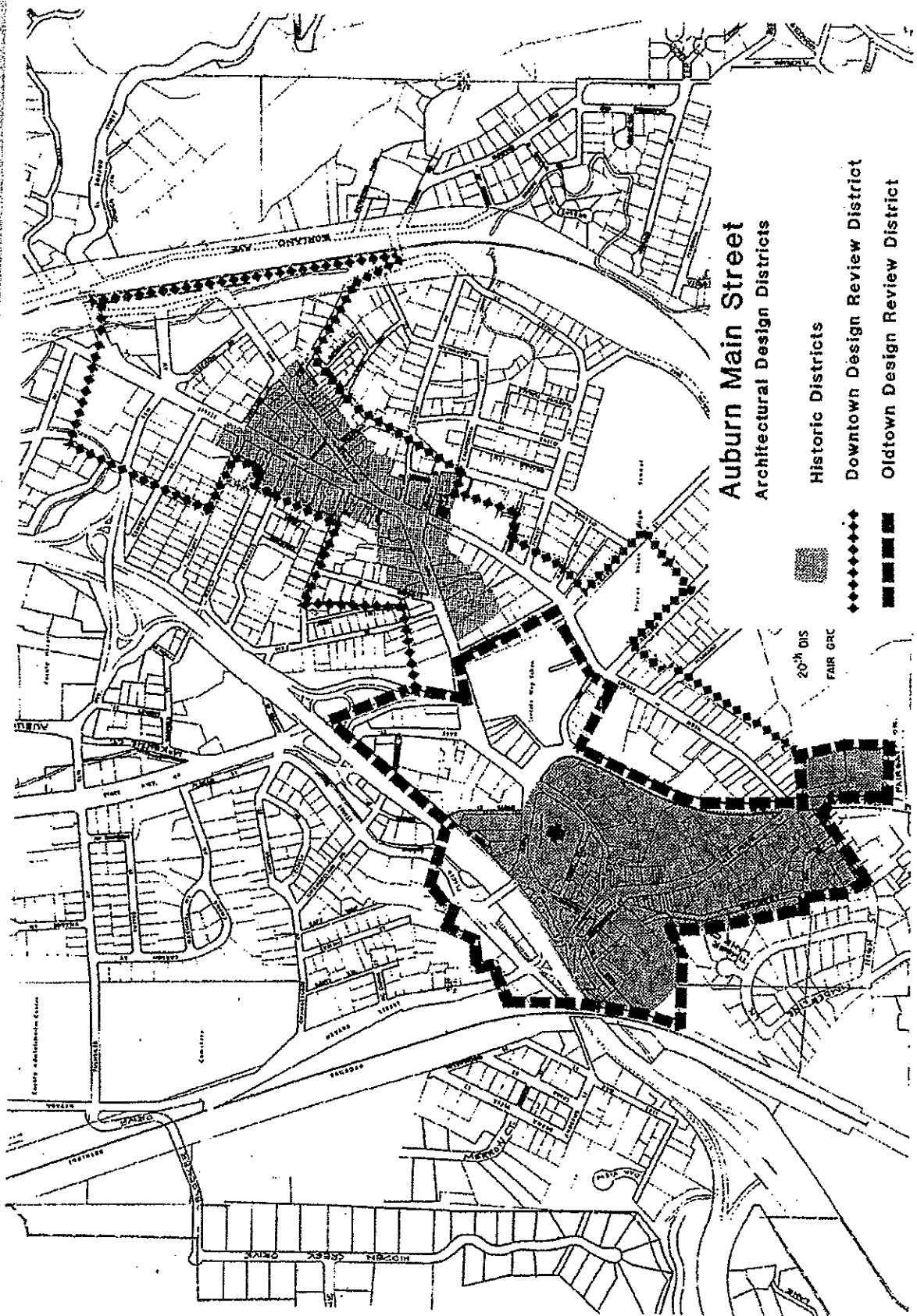
None

**VIII. ADJOURNMENT**

The meeting adjourned at 9:50 p.m.

Respectfully submitted,

Lance E. Lowe



## ATTACHMENT 4

The Maria's Taco Truck is following all rules and regulations staying no longer than 30 minutes in any given location. The mobile trucks file for permits and inspections to operate in Placer areas the same as the local business. Maria's also delivers to some of the local businesses which would have no other way to get lunches if it were not for them. Most of the restaurants will offer pick up but few in the area are willing to offer this service of delivery. There has been an increase in some of the businesses where as people passing by have stopped for the truck and frequent our shops. They are an asset to the community and provide an excellent service that is a benefit to the local businesses and surrounding areas. We would like to see them continue to service our area.

Name Derek Tennyson Number 530-885-1801  
Address PO Box 827 Foresthill Business Pioneer  
Signature Derek Tennyson

Name \_\_\_\_\_ Number \_\_\_\_\_  
Address \_\_\_\_\_ Business \_\_\_\_\_  
Signature \_\_\_\_\_

Name \_\_\_\_\_ Number \_\_\_\_\_  
Address \_\_\_\_\_ Business \_\_\_\_\_  
Signature \_\_\_\_\_

Name \_\_\_\_\_ Number \_\_\_\_\_  
Address \_\_\_\_\_ Business \_\_\_\_\_  
Signature \_\_\_\_\_

Name \_\_\_\_\_ Number \_\_\_\_\_  
Address \_\_\_\_\_ Business \_\_\_\_\_  
Signature \_\_\_\_\_

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Name Rachel Perez Number 530-845-1711  
Address 233 Reamer St. Business \_\_\_\_\_  
Signature Rachel Perez

Name Andrea Perez Number 530-886-8235  
Address 233 Reamer St. Business \_\_\_\_\_  
Signature Andrea Perez

Name Helly Perez Number (916) 862-7500  
Address 135 Deer Drive #10 Business \_\_\_\_\_  
Signature Helly Perez

Name Marina Torres Number 530) 613-3391  
Address 239 Reamer St Business \_\_\_\_\_  
Signature Marina Torres

Name Kent Myers Number 208 880-2948  
Address 233 1/2 Reamer St. Business \_\_\_\_\_  
Signature Kent Myers

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Name Philip Summa Number 823-8232  
Address 153 Cleveland Ave Business Sunshine Sundaes  
Signature [Signature]

RAY ANALGS  
Name Ray Cwales Number #8237525  
Address 170 Cleveland Business Wooden Ship Stereo  
Signature [Signature]

Name Michelle Strang Number 530-888-8900  
Address 789 High St Business Tri Counties  
Signature [Signature]

Name Riley Williams Number 530-888-8900  
Address 789 High St Business Tri-Counties  
Signature [Signature]

Name FRANK SULLIVAN Number 530-367-2998  
Address 6022 Mc Henry Rd Business 0  
Signature [Signature]

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Name LARRY GOSCH Number ~~425~~ 889-0514  
Address 725 HIGH ST Business ENCORE MUSIC  
Signature Larry Gosch

Name Joery Wagner Number 916-257-3314  
Address 1732 Stonewall Business Randy Randy  
Signature Joery Wagner

Name Elizabeth Hicks Number 530-823-5101  
Address 650 High St. Auburn Business Randy Randy's  
Signature Elizabeth A. Hicks

Name Preston Myers Number (208) 880-9642  
Address 233 1/2 Beacon St. Business \_\_\_\_\_  
Signature Preston Myers

Name Ron Fitzhugh Number 538-887-1158  
Address 14600 Foxridge Business \_\_\_\_\_  
Signature Ron Fitzhugh

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Name John Heape Number (530) 885-2333  
Address 885 High St #218 Business Rico's Barber Styling  
Signature [Signature]

Name Heather Willis Number (530) 885-1801  
Address 828 High St Business Pioneer Mining  
Signature [Signature]

Name John Willis Number (530) 885-1801  
Address 878 High St Business Pioneer Mining  
Signature [Signature]

Name LIBBY MILLER Number (530) 906-8758  
Address 2644 Westville Trl Business Finishing Touch  
Signature [Signature]

Name Jonathan L Connolly Number 916 698-5474  
Address 8807 Pronghorn CT Business CH2M HILL  
Signature [Signature]



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Name Leisa Hamilton Number 916 320 9228  
Address 823 1/2 Lincoln Business Bob & Betty's 160  
Signature [Signature]

Name John Russell Number 530-613-2279  
Address \_\_\_\_\_ Business \_\_\_\_\_  
Signature [Signature]

Name KEVIN MAGUIRE Number 530-863-9565  
Address \_\_\_\_\_ Business \_\_\_\_\_  
Signature [Signature]

Name Molly Kumb Number 368-2264  
Address Auburn 95604 Business \_\_\_\_\_  
Signature [Signature]

Name Don Cheeseman Number 530 906-4885  
Address 7114 BAXTER GRADE Business \_\_\_\_\_  
Signature [Signature]

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Name Cindi Ritcherson Number 530 885 9408

Address \_\_\_\_\_ Business \_\_\_\_\_

Signature C. Ritcherson

Name Claudia Cheesem Number 530 885 5404

Address 160 Cleveland Business 160 Club

Signature Claudia Cheesem

Name Sally Holden Number 530-906-8620

Address 195 PERILAND AVE Business \_\_\_\_\_

Signature S. Holden

Name Desi Casarez Number 530-863-3436

Address 5635 NEVADA ST Business 160 CLUB

Signature Desi Casarez

Name Neil Gardner Number 530-885-9408

Address \_\_\_\_\_ Business \_\_\_\_\_

Signature Neil Gardner

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Name Cal Gardner Number X 320 0713

Address \_\_\_\_\_ Business \_\_\_\_\_

Signature Cal Gardner

Name Nan Wheeler Number \_\_\_\_\_

Address \_\_\_\_\_ Business \_\_\_\_\_

Signature Nan Wheeler

Name Dasheffarder Number 916 532 7006

Address 1 Business ROWDY RANDYS

Signature Dasheffarder

Name MUHAMMAD ASHFAQ Number 530-888-1135

Address 851 high st Business Best American Tires & wheels

Signature M. Ashfaq

Name HUSSAN SAEED Number 916-294-5622

Address 851 HIGH STREET Business BEST AMERICAN TIRES

Signature Hussan Saeed

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Name Greg Walsh Number 530-986-7656  
Address 13478 A. Luther Rd Business Real Estate  
Signature [Signature]

Name Paige Hawery Number 680 6421215  
Address 3021 Cross Valley Hwy Business World Pub  
Signature \_\_\_\_\_

Name Sherry Lucari Number 530 878 6874  
Address Meadow Vista Business \_\_\_\_\_  
Signature [Signature]

Name Jessica Lucari Number 305-5122  
Address Meadow Vista Business [Signature]  
Signature Jessica Lucari

Name Cristina Gullett Number 530 889 8754  
Address 12215 Mina Coma Dr Auburn CA 95603 Business \_\_\_\_\_  
Signature Cristina Gullett

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Name Lee Riegler Number 916 708 5566  
Address PO Box 158 Applegate Business \_\_\_\_\_  
Signature [Signature]

Name Laurie Osborne Number 916 549 0985  
Address 1400 Dunbrook Dr, Sacramento CA 95835 Business \_\_\_\_\_  
Signature [Signature]

Name Monique Von Stockhausen Number 530 885-2330  
Address 2215 BMD Hill RD Business 8  
Signature Monique Von Stockhausen

Name Angel Aponte Number 530 863-2047  
Address P.O. Box 5794 Business \_\_\_\_\_  
Signature [Signature]

Name Nicole Aponte Number (530) 863-5047  
Address 11532 Quartz Dr #4 Business \_\_\_\_\_  
Signature [Signature]

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Name Thomas J Gullett Number 530 889-8754

Address 11215 Mina Loma Dr Business \_\_\_\_\_

Signature Thomas J Gullett

Name Jane Grandmeyer Number 530-878-0830

Address 6085 Stanley St Business Arbun

Signature Jane Grandmeyer

Name Don Rade Number 637-4812

Address Box 256 Wier Business \_\_\_\_\_

Signature Don Rade

Name Jason McEntee Number 530-263-0728

Address 3895 Cedar Mist Lane Business \_\_\_\_\_

Signature Jason McEntee

Name Wendy Woodward Number 530 368 2094

Address 571 Copper Lake Rd Business Boards & More

Signature Wendy

Courtney Nicholson 916-594-0712  
4201 51st St  
Sac 95820  
Cathy Wilson

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Name FELICIA J. BERN Number \_\_\_\_\_  
Address 190 Summit St Apt 11 Business \_\_\_\_\_  
Signature [Signature]

Name Robyn Kleinhans Number \_\_\_\_\_  
Address PO Box 1403 Meadow Vista CO 95722 Business \_\_\_\_\_  
Signature \_\_\_\_\_

Name Caren Yarbrough Number \_\_\_\_\_  
Address \_\_\_\_\_ Business \_\_\_\_\_  
Signature Caren Yarbrough

Name Chris Perkins Number \_\_\_\_\_  
Address \_\_\_\_\_ Business \_\_\_\_\_  
Signature [Signature]

Name Margaret Battaglia Number \_\_\_\_\_  
Address \_\_\_\_\_ Business \_\_\_\_\_  
Signature [Signature]

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Name DAVID LEE Number 210-0861  
Address 2117 KINGSWOOD Business CORNERSTONE CONST.  
Signature [Signature]

Name RUD LANCASTER Number 320-  
Address 1025 PERRY Business VILLA  
Signature [Signature]

Name \_\_\_\_\_ Number \_\_\_\_\_  
Address \_\_\_\_\_ Business \_\_\_\_\_  
Signature \_\_\_\_\_

Name \_\_\_\_\_ Number \_\_\_\_\_  
Address \_\_\_\_\_ Business \_\_\_\_\_  
Signature \_\_\_\_\_

Name \_\_\_\_\_ Number \_\_\_\_\_  
Address \_\_\_\_\_ Business \_\_\_\_\_  
Signature \_\_\_\_\_



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Name Chantel Myers Number 208-908-8186  
Address 233 1/2 Reamer st. Business \_\_\_\_\_  
Signature Chantel Myers

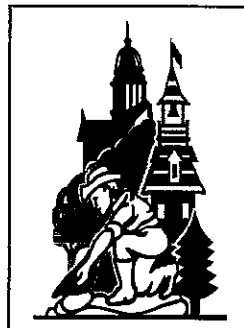
Name LORIE JOCK Number 916-956-1925  
Address \_\_\_\_\_ Business UPS  
Signature Lorie Jock

Name \_\_\_\_\_ Number \_\_\_\_\_  
Address \_\_\_\_\_ Business \_\_\_\_\_  
Signature \_\_\_\_\_

Name \_\_\_\_\_ Number \_\_\_\_\_  
Address \_\_\_\_\_ Business \_\_\_\_\_  
Signature \_\_\_\_\_

Name \_\_\_\_\_ Number \_\_\_\_\_  
Address \_\_\_\_\_ Business \_\_\_\_\_  
Signature \_\_\_\_\_

# EXHIBITS



## EXHIBIT A

ORDINANCE NO. 12-\_\_\_\_

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AUBURN AMENDING  
THE AUBURN MUNICIPAL CODE TO REGULATE MOBILE FOOD VENDING ON  
PRIVATE PROPERTY.

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THE CITY COUNCIL OF THE CITY OF AUBURN DOES ORDAIN AS FOLLOWS

**Section One: Findings.** The City Council of the City of Auburn hereby  
finds:

1. Mobile food vending has the potential to pose special dangers to  
the public health, safety and welfare of residents of the City that are not posed  
by restaurants or food vending from a permanent fixed location.

2. Vending vehicles parked in one location for more than two hours at  
a time exacerbate existing traffic problems in congested areas and obstruct  
sidewalks. There is an additional safety risk for pedestrians who may cross  
public roadways attempting to access the vendors.

3. Mobile food vendors who fail to park their vending vehicle  
correctly during a transaction may attract prospective buyers onto public  
roadways, creating additional traffic and public safety hazards.

4. Mobile food vendors use public spaces to serve food, and patrons  
typically consume that food in the same public space. Food from a mobile food  
vendor is usually served along with paper or plastic wrappings, utensils,  
napkins, and other associated implements that must be disposed of in the area  
of the vendor. Improperly discarded food and rubbish can pose a threat to  
public health by attracting vermin, and litter can create a hazard to drivers and  
pedestrians alike.

1           5.     Mobile food vendors pose additional health and safety hazards  
2 compared to restaurants in a permanent fixed location because vending  
3 vehicles are not generally equipped with restrooms or hand-washing facilities.  
4 Food handling, preparation, and consumption can spread pathogens and  
5 disease when hand-washing facilities are not available to employees and  
6 patrons of food service businesses. When a restroom is not readily accessible  
7 to employees and patrons of a mobile food vendor, those individuals are more  
8 likely to use inappropriate outdoor spaces, creating a serious health and safety  
9 hazard.

10           6.     Narrow streets, limited off street parking and crowded sidewalks,  
11 and the related safety hazards identified above are all especially severe in the  
12 Historic Design Review District. Allowing mobile food vendors in that area of  
13 the City would pose an unacceptable threat to public health and safety, and  
14 would additionally be detrimental to the density, aesthetic, and cultural  
15 concerns of the City.

16           7.     The City has an important and substantial public interest in  
17 providing regulations to prevent safety, traffic, and health hazards, as well as  
18 to preserve the peace, safety, and welfare of the community.

19           8.     In accordance with the California Environmental Quality Act the  
20 Mobile Food Vending Ordinance is determined to be Categorically Exempt from  
21 the provisions of CEQA per Section 15311 (Accessory Structures) and Section  
22 15304(e) (Minor Alterations to Land) of the GEQA Guidelines.

23           **Section Two: Code Amendments.**

24           1.     Chapter 159.176 is hereby added to the Auburn Municipal Code in the  
25 form attached hereto as **Attachment 1.**

1       **Section Three: Effective Date.** This Ordinance shall take effect thirty  
2 days following its adoption as provided by Government Code Section 36937.

3  
4       **Section Four: Severability.** Should any provision, section, paragraph  
5 sentence or word of this Ordinance be rendered or declared invalid by an  
6 court of competent jurisdiction or by reason of any preemptive legislation, th  
7 remaining provisions, sections, paragraphs, sentences or words of thi  
8 Ordinance shall remain in full force and effect.

9       **Section Five: Certification.** The City Clerk shall certify to the passage  
10 and adoption of this Ordinance and shall give notice of its adoption as required  
11 by law.

12  
13 DATED: September 24, 2012,

14  
15 \_\_\_\_\_  
Kevin Hanley, Mayor

16  
17  
18  
19 ATTEST:

20  
21 \_\_\_\_\_  
Joseph G. R. Labrie, City Clerk

22  
23 I, Joseph G. R. Labrie, City Clerk of the City of Auburn, hereby certify  
24 that the foregoing ordinance was duly passed at a regular meeting of the City  
25 Council of the City of Auburn held on the 24<sup>th</sup> day of September 2012 by the  
following vote on roll call:

26 Ayes:  
27 Noes:  
28 Absent:

\_\_\_\_\_  
Joseph G. R. Labrie, City Clerk

## Chapter 159.176

### MOBILE FOOD VENDORS

- Section 159.176.010 Findings.**
- Section 159.176.020 Reserved.**
- Section 159.176.030 Definitions.**
- Section 159.176.040 Zoning and Prohibited Locations.**
- Section 159.176.050 Permit and License Required.**
- Section 159.176.060 Parking.**
- Section 159.176.070 Sales from Vending Vehicles.**
- Section 159.176.080 Reserved.**
- Section 159.176.090 Exception.**
- Section 159.176.100 Severability.**

#### **Section 159.176.010 Findings.**

The City Council finds as follows:

- A. Mobile food vending has the potential to pose special dangers to the public health, safety and welfare of residents of the City that are not posed by restaurants or food vending from a permanent fixed location.
- B. Mobile food vendors who fail to park their vending vehicles correctly may block access to property by the public, or interfere with the regular flow of traffic. Improper parking may also interfere with emergency response personnel or other necessary public services.
- C. Mobile food vendors use public spaces to serve food, and patrons typically consume that food in the same public space. Food from a mobile food vendor is usually served along with paper or plastic wrappings, utensils, napkins, and other associated implements that must be disposed of in the area of the vendor. Improperly discarded food and rubbish can pose a threat to public health by attracting vermin, and litter can create a hazard to drivers and pedestrians alike.
- D. Mobile food vendors pose additional health and safety hazards compared to restaurants in a permanent fixed location because vending vehicles are not generally equipped with restrooms or hand-washing facilities. Food handling, preparation, and consumption can spread pathogens and disease when hand-washing facilities are not available to employees and patrons of food service businesses. When a restroom is not readily accessible to employees and patrons of a mobile food vendor, those individuals are more likely to urinate in inappropriate outdoor spaces, creating a serious health and safety hazard.
- E. Narrow streets, limited on-street parking, crowded sidewalks, and the related safety hazards identified above are all especially severe in the Historic Design Review District of Auburn. Allowing mobile food vendors in those areas of the

City would pose an unacceptable threat to public health and safety, and would additionally be detrimental to the density, aesthetic, and cultural concerns of the City as described in Title XV of this Code.

- F. The City has an important and substantial public interest in providing regulations to prevent safety, traffic, and health hazards, as well as to preserve the peace, safety, and welfare of the community.

**Section 159.176.020 Reserved.**

**Section 159.176.030 Definitions.**

For the purposes of this chapter, the following phrases shall have the meaning respectively ascribed to them by this section:

- A. "Food" or "foodstuff" means and refer to any substance as defined by Section 113781 of the California Health and Safety Code, defined as a raw, cooked, or processed edible substance, ice, beverage, an ingredient used or intended for use or for sale in whole or in part for human consumption, and chewing gum.
- B. "Food preparation" means and refers to packaging, processing, assembling, portioning, or any operation that changes the form, flavor, or consistency of food, but does not include trimming of produce, as set forth by Section 113791 of the California Health and Safety Code.
- C. "Mobile food merchant" means and refers to any individual that operates or assists in the operation of a vending vehicle in the sale, display, solicitation or offer for sale, barter, exchange, gift or otherwise of foodstuffs from a vending vehicle.
- D. "Mobile food vending" means and refers to the sale, display, solicitation or offer for sale, barter, exchange, gift or otherwise, of foodstuffs from any vending vehicle.
- E. "Vending operations" means and refers to the sale, display, solicitation, offer for sale, barter, exchange, gift or otherwise of foodstuffs from a vending vehicle.
- F. "Vending vehicle" means and refers to any self-propelled, motorized device by which any person or property may be propelled or moved upon a highway, excepting a device moved exclusively by human power, or which may be drawn or towed by a self-propelled, motorized vehicle, or used exclusively upon stationary rails or tracks, from which foodstuffs are sold, displayed, solicited or offered for sale, bartered, exchanged, given or otherwise.

**Section 159.176.040 Zoning and Prohibited Locations.**

- A. Mobile food vendors may be located on property with the following zoning designations:
  - 1. Neighborhood Commercial (C-1)

2. Central Business (C-2)
3. Regional Commercial (C-3)
4. Office Building (OB)
5. Industrial Park (M-1)
6. Industrial (M-2)
7. Light Manufacturing (M-L)
8. Airport Industrial (AI-DC)

B. Notwithstanding paragraph A of this section, no mobile food vending vehicle may operate in the Historic Design Review District as described in section 159.493 of this Code.

~~C. Mobile food vending operations may not be located on vacant property, and shall be an ancillary use of a site.~~

#### **Section 159.176.050 Permit and License Required.**

- A. **Use Permit.** A mobile food merchant must obtain a use permit prior to commencing vending operations.
- B. **Business License.** A mobile food merchant must obtain a business license prior to commencing vending operations.
- C. **Display.** All vending vehicles shall have displayed in a conspicuous place any permits required by this ordinance, or any other applicable law.

#### **Section 159.176.060 Parking.**

- A. A vending vehicle may not park for purposes of vending operations in such a way as to interfere with required parking for existing uses on the site.
- B. The area serving the mobile food vending operations shall be paved.

#### **Section 159.176.070 Sales from Vending Vehicles.**

- A. Vending vehicles must be brought to a complete stop and be lawfully parked prior to initiating vending operations.
- B. The vending vehicle, signage, tables, and any other objects that are used for vending operations may not be placed so as to interfere with or obstruct access to the site for vehicles or pedestrians. The vehicle and all equipment associated with vending operations shall be positioned in such a way as to ensure safe ingress and egress of patrons and other members of the public to the site.
- C. A mobile food vendor shall not serve customers adjacent to a public sidewalk under circumstances where the vendor, his equipment, and his customers obstruct passage of the public sidewalk, paths, stairs, walkways, or doorways for all users, including those with mobility disabilities.
- D. No signs may be placed in the sidewalk, street, parking spaces, or public right of way.



- E. Mobile food merchants operating a vending vehicle must provide or have garbage receptacles readily available for immediate use by customers of the vending vehicle.
- F. Mobile food merchants operating a vending vehicle must pick up, remove and dispose of all garbage, refuse or litter consisting of foodstuffs, wrappers, and/or materials at one time dispensed from the vending vehicle, and any residue deposited on the street from the operation thereof, and shall otherwise maintain in a clean and debris-free condition the entire area where mobile food vending is occurring.
- G. A vending vehicle must be parked so as to comply with Health & Safety Code section 114315.
- H. A vending vehicle shall be fully self contained including, but not limited to: mechanical holding units, gas or electric cooking equipment, water tank and hand sinks.
- I. Mobile Food Vendors may operation up to 12 hours in each 24 hour period. Mobile food vendors may operate at one location daily for up to 12 2 hours in each 24 hour period.

**Section 159.176.080 Reserved.**

**Section 159.176.090 Exception.**

Any mobile food merchant identified in an application for parades, marches, and assemblages or outdoor festivals, submitted pursuant to Chapter 91 and Chapter 92 respectively of this Code or any other City sponsored or approved event shall be exempt from the requirements of this Chapter pertaining to mobile food vending, provided that all of the following conditions are met:

- A. The vending vehicle is parked no longer than the duration of the special event to conduct its business; and
- B. The vending vehicle is parked so as to comply with Health & Safety Code section 114315.
- C. A City of Auburn Business License has been obtained prior to operation.

**Section 159.176.100 Severability.**

If any section, sentence, clause, phrase, or portion of this Ordinance is for any reason held to be invalid or unenforceable by a court of competent jurisdiction, the remaining sections, sentences, clauses, phrases, or portions of this Ordinance shall nonetheless remain in full force and effect. The City Council of the City of Auburn hereby declares that it would have adopted each section, sentence, clause, phrase, or portion of this Ordinance, irrespective of the fact that any one or more sections, sentences, clauses, phrases, or portions of this Section be declared invalid or unenforceable and, to that end, the provisions of this Section are severable.

**EXHIBIT B**

RESOLUTION NO. 12-

RESOLUTION ADOPTING A FEE FOR MOBILE FOOD VENDORS,  
ON PRIVATE PROPERTY

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THE CITY OF AUBURN DOES HEREBY RESOLVE:

That the City Council of the City of Auburn does hereby establish a fee for Mobile Food Vendors in the amount of \$415.00 for processing of a Use Permit (Class C) with an at cost environmental review fee (**Attachment 1**). The fees for processing of the Use Permit for Mobile Food Vendors is the same fees established for "Temporary Uses/Outdoor Events" as the time to process the Use Permit is the identical.

DATED: September 24, 2012

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Kevin Hanley, Mayor

ATTEST:

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Joseph G. R. Labrie, City Clerk

I, Joseph G. R. Labrie, City Clerk of the City of Auburn, hereby certify that the foregoing resolution was duly passed at a regular meeting of the City of Auburn held on the 24th day of September, 2012 by the following vote on roll call:

Ayes:  
Noes:  
Absent:

---

Joseph G. R. Labrie, City Clerk

# CITY OF AUBURN ATTACHMENT 1

## Planning, Zoning and Environmental Review Fees and Charges (Updated - 3/11/09)

TYPE OF APPLICATION	FEE	
<b>Administrative Permit</b> (to approved project)	\$	57.00
<b>Amendments</b>	\$	197.00
With Public Hearing	+	\$ 39.00
In Historic District – new construction	\$	197.00
In Historic District – all other construction	\$	33.00
<b>Annexation</b>	\$1,579.00	+LAFCO fees
<b>Appeals</b>		
Appeal of Planning Commission decision	\$	100.00
Appeal of Historic Design Review Commission decision	\$	100.00
Appeal of Community Development Director (e.g. signs; tree violations)	\$	100.00
Appeal of Director's decisions pursuant to AMC Chapter 162 – no fee	\$	0.00
<b>Commission Information</b>		
Agendas Only	\$	25.00 Per year
Agenda + Approved Minutes	\$	35.00 Per year
<b>Conditional Use Permits</b>		
Class A	\$1,443.00	
Class B	\$	858.00
Class C	\$	415.00
(Res/Comm PUD fee is 50% if accompanying a subdivision map)		
<b>Design Review Permits - Citywide</b>		
Type A – New Construction (PC approval)	\$	651.00
Type B – New Construction (PC approval)	\$	607.00
Type C – New Construction (PC approval)	\$	563.00
Additions, Alterations, Remodeling (PC approval)	\$	400.00
Administrative approval - Minor projects (e.g. similar materials/colors)	\$	33.00
Administrative approval - Larger projects (e.g. alterations, remodeling)	\$	100.00
<b>Design Review Permits – Historic District</b>		
New construction - HDRC approval	As above	
Additions, Alterations, Remodeling - HDRC approval	\$	33.00
Administrative approval – Minor issues	\$	33.00
Voluntary residential review	\$	33.00
<b>Development Agreement</b> – in conjunction with an application	\$	400.00
<b>Environmental Review</b>		
Initial Study/Categorical Exemption	\$	66.00
Initial Study/Negative Declaration (Staff Preparation)	At cost	No deposit
Initial Study/Mitigated Negative Declaration (Staff Preparation)	At cost	\$500 Deposit
Initial Study/Mitigated Negative Declaration (Consultant Preparation)	\$500	(+ staff time
Consultant cost + staff time (at cost)	deposit	at cost)
Expanded Initial Study + EIR (Consultant Preparation)	\$500	(+ staff time
Consultant cost + staff time (at cost)	deposit	at cost)

<b>Extension of Time</b>	
DRP/Subdivision/CUP	\$ 415.00
Parcel Map/Development Agreement	\$ 289.00
Historic design review permit – new construction	\$ 415.00
Historic design review permit – other types of construction	\$ 33.00
<b>General Plan Amendment</b>	\$1,481.00
Combined with Rezone	\$2,225.00
<b>Home Occupation Permit</b>	\$ 11.00
<b>Large Family Day Care Home Permit</b>	\$ 41.00
<b>Ordinance Amendment</b>	\$1,323.00
<b>Political Sign Permits</b>	\$ 16.50
<b>Predevelopment Review</b>	
Administrative/Staff Review of Misc. Plans	\$ 100.00 *
Staff Review w/Commission Hearing	\$ 200.00 *
* Fee is credited to any subsequent application fee if filed within six (6) months for the same or substantially similar proposal	
<b>Rezone/Prezone</b>	
Until 2/10/96 when request is consistent with the 1993 General Plan	\$1,323.00
	\$ 927.00
<b>Sign Permit and Special Permits</b> (temporary sales and outdoor seating)	\$ 33.00
<b>Subdivisions</b>	
Minor Boundary Line Adjustment	\$ 257.00
Certificate of Compliance (Public Works Department)	\$ 301.00
Minor Land Division (Parcel Map: 1-4 Lots)	\$ 748.00
Major Land Division (Tentative Map: 5+ Lots)	\$ 748.00
	(+ \$27/lot for 0-25 lots, then \$6/lot for each lot over 25).
<b>Tree Permits</b>	
Administrative Tree Permit – Staff review for minor encroachment	\$ 25.00
Tree Permit – Commission review for removals or significant encroachment	\$ 400.00
Tree Permit – Individual Home	\$ 50/tree Max \$250
<b>Variance</b>	
Residential/Commercial Minor Setback/Sign Variances	\$ 252.00
Other Residential/Commercial/Industrial Variances (e.g.: Parking, etc.)	\$ 514.00
<b>NOTE: APPLICANTS WILL ALSO BE RESPONSIBLE FOR ANY DIRECT COSTS TO RECORD NECESSARY DOCUMENTS WITH THE PLACER COUNTY RECORDER</b>	

# FOOTHILL AIRPORT LAND USE COMMISSION (FALUC)

## FEE SCHEDULE

EIR Review	\$150.00
Minor Projects	\$35.00
Larger Projects	\$70.00
Subdivisions	\$150.00
City Processing Fee**	\$25.00

\*\* City Processing Fee of \$25 shall be added to FALUC Fee. FALUC Fees Effective January 22, 1997.

## DESIGN REVIEW PERMITS

	Type A	Type B	Type C
Residential Buildings	30+ Units	10 – 29 Units	1 – 9 Units
Commercial Buildings	20,000 + sq. ft.	5,000 – 19,999 sq. ft.	Up to 4,999 sq. ft.
Industrial Buildings	50,000 + sq. ft.	10,000 – 49,999 sq. ft.	Up to 9,999 sq. ft.

## TYPES OF USE PERMITS

Type A	Type B	Type C
Airport Structures Auto Repair Shops Auto Service Stations Bitumen Paving Plants Bowling Alleys Commercial PUD over 10 acres Conditionally Permitted Uses in the Riparian Zones Creameries Drive-In Facilities Drive-In Restaurant Excavation/Quarry Operations Feed and Animal Sales yards Fertilizer Plants Guest Ranches "HS" Uses with new buildings Hospitals Industrial Agricultural Prod. Plan Junk Yards Kennels/Animal Hospital Mining Operations Mining Reclamation Plans Mobile Home Parks Motorcycle Sales/Repairs Nurseries & Greenhouses Petroleum Products Manufacturing Public Dumps Recreational Uses in OSC Dist. Residential PUD over 20 Units Slaughter Houses Smelting Theatres Wreaking Yards	Apartment/Rental Housing In the "C-1" District Charitable or Unique Facilities in the "OSC District Churches Cleaning Plants Commercial PUD – 10 Acres or less Commercial Uses in the "M" District Communication, Utility Bldgs & Substations Electrical/Plumbing Shops "HS" Uses within Existing Buildings Laundries Printing Shops Professional Offices in the "R-3" District Residential Density Bonus Permit Residential PUD – 20 Units or less Rest Homes Rooming & Boarding Houses Second Living Units Sex-oriented Entertainment Business Sheet Metal Shops Taverns Tire Recapping/Sales	Day Nurseries Foster & Day Care Home Guest Houses Hardship Mobile Homes Living Quarters Accessory to and in a Commercial Building. Minor Amendment to Existing Res/ Comm PUD w/no new Construction Outdoor Merchandising/Vending in a "C" District Out Patient Care Homes Temporary Sales/Contractors Office Temporary Uses/Outdoor Events <u>Mobile Food Vendors, Private Property</u>

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